

TO LET

# SHOPPING CENTRE RETAIL UNIT

GLENROTHES

42 Unicorn Way, KY7 5NU



## Key Highlights

- Glenrothes is a popular new town located in Fife, approximately 30 miles to the north of Edinburgh and 20 miles south of Dundee. The town has a residential population in the region of 40,000 and a population within 20km of over 250,000.
- The Kingdom Centre comprises approximately 430,000 sq ft (40,000 sq m) of retail accommodation planned over a single level mall with an average footfall of approximately 123,000 per week.
- The subject property is located in a busy part of the mall. Nearby retailers include **New Look**, **Ryman**, **Three** and **WHSmith**.

**SAVILLS GLASGOW**

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## Accommodation

The premises are arranged over the ground floor of the shopping centre, comprising the following approximate net internal area:

NIA:	1,250 sq ft	116.13 sq m
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## Rent

On application.

## Tenure

The subjects are available on a new FRI lease

## Rates

Draft 2023 Rateable Value: £10,800  
UBR (2023/24): £0.498  
Rates Payable: £5,378 pa  
(Interested parties are advised to make enquiries with the Local Authority.)

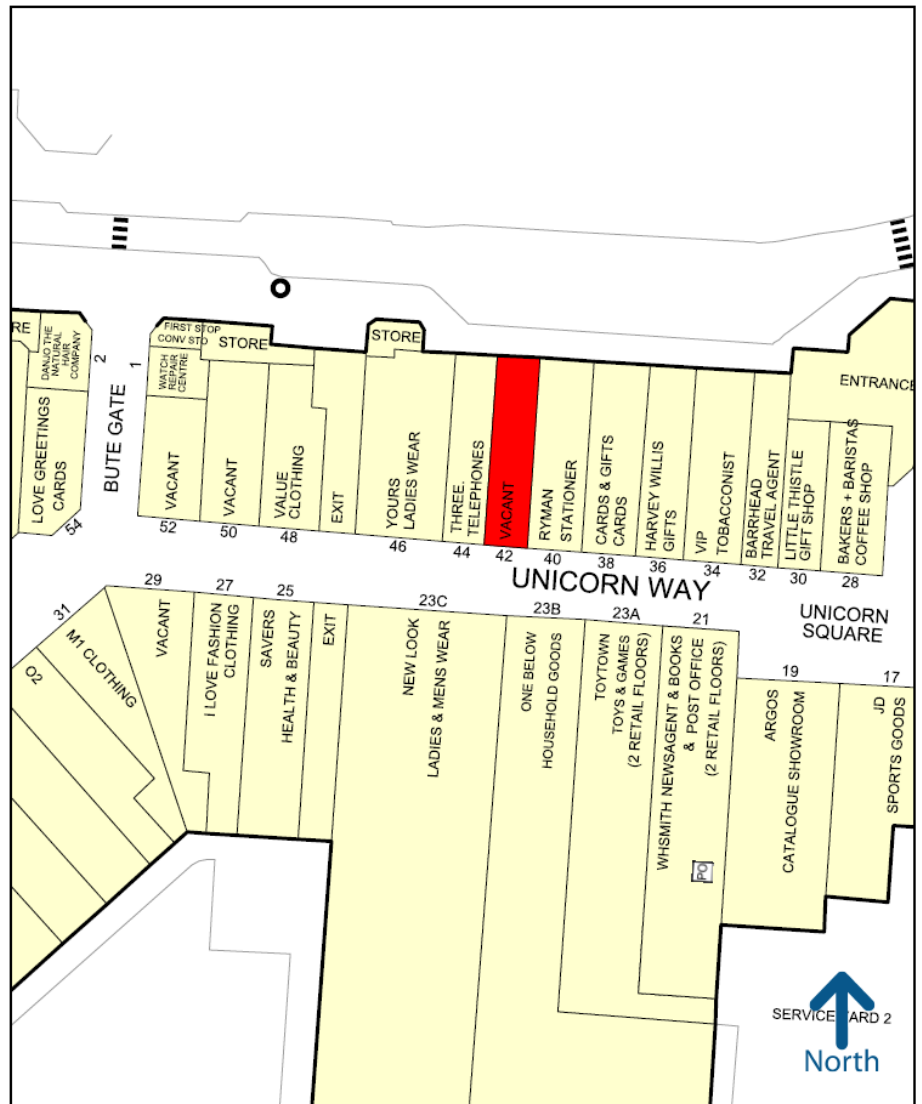
## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full Energy Performance Certificate available on request.

**Further Information & Viewing** Further Information & Viewing upon request. Viewing strictly by appointment with Savills, or our joint agents Orinsen.



## Contact

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